

9/8/2014

Jacob Frydman (FRAUD_man) on Twitter



Jacob Frydman



How to use Twitter

FRAUD ALERT

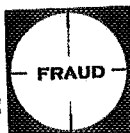


Jacob Frydman
@FRAUD_man

Jacob Frydman - Real estate Fraud in
NYC

3 Photos and videos

ing that he reneged on a joint-venture agreement. Frydman denies that there ever was such an agreement. Futterman definitely sees his wouldn't be partner as a rump-like bravado—as spurious and unfounded, and we'll be seeking to have dismissed." All that the 39-year-old, single Frydman body he's trying to climb over." Futterman says of Frydman, "but I'm certainly not going to take it lying



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Jacob Frydman @FRAUD_man · Jun 29

THE TRUTH REVEALED! #Jacobfrydman #fraud #criminal #alert
#realestate #NYC pic.twitter.com/GRb15HF2sK

ing that he reneged on a joint-venture agreement. (Frydman denies that there ever was such an agreement.) Futterman definitely sees his wouldn't be partner as a rump-like bravado—as spurious and unfounded, and we'll be seeking to have dismissed." All that the 39-year-old, single Frydman body he's trying to climb over." Futterman says of Frydman, "but I'm certainly not going to take it lying

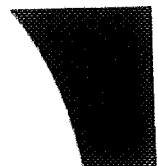
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View more photos and videos



Jacob Frydman @FRAUD_man · Jun 29

STOP Real Estate Fraud!! DON'T TRUST THAT SCUMBAG!




9/8/2014

Jacob Frydman (FRAUD_man) on Twitter



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 Jacob Frydman @FRAUD_man · Jun 29



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Jacob Frydman

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9/8/2014

Jacob Frydman (FRAUD_man) on Twitter

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JACOB FRYDMAN FRAUD (/)

JACOB FRYDMAN - REAL ESTATE FRAUD
BLOG (/) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)
(/BLOG/JACOB-FRYDMAN-REAL-ESTATE-FRAUD)
06/28/2014 6 COMMENTS
(/BLOG/JACOB-FRYDMAN-
REAL-ESTATE-
FRAUD#COMMENTS)



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JAKE THE SNAKE ([HTTP://WWW.URPA.COM](http://www.urpa.com))

09/05/2014 8:23PM

The CEO Jacob Frydman (AKA Jake The Snake) has many lawsuits against him especially for FRAUD.

One lawsuit says that Jacob Frydman defaulted on his personal guaranty of a \$12 million loan PAF Capital made to his company. The suit claims that after defaulting on his guaranty, Mr. Frydman represented to PAF Capital that he could not afford to honor his guaranty and provided PAF Capital with what they now believe are fraudulent financial statements in an effort to get PAF Capital to settle with Mr. Frydman for a significant haircut.

*Another lawsuit his ex-CFO in his Lmbdstar Infrastructure fund
BLOG (1) ABOUT (ABOUT.HTML) CONTACT (CONTACT.HTML)
that failed in 2010 the CFO alleges that Jacob Frydman raided the
company for his own benefit and left the company broke. The CFO won
the lawsuit against them. The CFO writes in the lawsuit he used the
company as a "personal piggy bank by siphoning investor monies
from the company's coffers to distribute money to Frydman"*

*A case filed in 2013 alleges that Jacob Frydman got caught moving
nearly \$7 million of investors' funds to an account under Frydman's
control. The documents show how Jacob Frydman only returned the
investor funds after being notified of the lawsuit.*

*Many lawsuits were filed in March of 2011 by Capital One Bank
against Jacob Frydman and his entities for breaches of contract,
recovery of funds owed under credit agreements, in the amounts of
\$637,982.85, \$370,141.75, and \$341,558.06.*

REPLY

JAKE ([HTTP://UNITEDREALTYTRUST.COM](http://UNITEDREALTYTRUST.COM))

09/05/2014 8:39PM

*Everything in his United Realty Trust prospectus is bullshit. He claims
to have a track record. Look closely at each one.*

*The DHL building is only fractionally owned by him and he has many
lawsuits against him in that deal because he is a thief and a con
artists. He is not "the guy" who did the deal, he just lucked out and
owns a share in the deal.*

*A lawsuit against Jacob Frydman on June 28, 2010 filed by a law firm
once retained by Frydman for his failed senior care business, seeks to
recover the amount due it under a promissory note (\$90,000.00) that
Frydman defaulted on. The court awarded judgment for the plaintiff.
Frydman moved the court on Aug. 21, 2012 to vacate said judgment.
Frydman served motion papers upon Plaintiff returnable a "mere" six*

JACOB FRYDMAN - REAL ESTATE FRAUD - JACOB FRYDMANFRAUD

Page 4 of 17

*business days later rather than the requisite thirteen days. The court
BLOG (U) ABOUT (ABOUT.HTML) CONTACT (CONTACT.HTML)
also found that Frydman mailed the motion four days before July 4th
holiday weekend and made it returnable July 5th.*

REPLY

HIS ALIAS

09/05/2014 8:40PM

Jacob Frydman Alias when you look him up on Lexisnexis.

1: FRYDMAN, ABRAHAM

2: FRYDMAN, J

3: FRYDMAN, JACOB

4: FRYDMAN, JACOB

5: FRYDMAN, JACOB A

6: FRYDMAN, JACOB ABRAHAM

7: FRYDMAN, JACOB F

8: FRYDMAN, JAKAB

9: FRYDMAN, JAKE

10: FRYDMAN, JOCOB

11: FRYDMANN, JACOB

12: FRYDMN, JACOB

13: FRYDMAN, JACOB F

14: FRYEDMAN, JACOB A

15: FRYMAN, JACOB

16: FRYMAN, JACOB A

REPLY

JAK

09/05/2014 9:15PM

*Some of the Jacob Frydman Liens and Judgments (United Realty
Trust)*

As a master in LITIGATION the con man Jake the Snake mobster wanna

*be Frydman aka Jacob Frydman has so many liens against him
BLOG (1) ABOUT (ABOUT.HTML) CONTACT (CONTACT.HTML)
because he sues, loses in court and then still fights. the liens he may
ultimately settle as a way to get a discount. But the records show it
all. From the smallest few hundred dollars to the larger ones where he
screws lawyers and lawfirms that represent him.*

*Judgments / Liens Against Jacob Frydman-
(probably lots more in other databases)*

1) NY Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

Address: 80 DONALD DR

HASTINGS HDSN, NY 10706-3621

WESTCHESTER COUNTY

Name: INTERNAL REVENUE SERVICE

Amount: \$24,682

Filing Date: 3/4/2010

Type: FEDERAL TAX LIEN

Book: 50063

Page: 6002

Agency: WESTCHESTER COUNTY CLERK

2) Lien Information

FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 111 FULTON ST

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

Name: NET CONNECTIONS WEB INC

Filing Information

Amount: \$29,311

Filing Date: 11/29/2005

Case Number: 3195805

Type: JUDGMENT

Agency State: NY
BLOG (1) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)

3) VA Judgments and Liens Filings

Debtor Information

Name: FRYDMANN, JACOB

SSN: 137-46-XXXX

Address: 111 FULTON ST FL 4TH

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

Name: FRALIN FEINMAN COATES & KINNIER PC

Address: 2104 LANGHORNE RD

LYNCHBURG, VA 24501-1424

Filing Information

Jurisdiction: VA

Amount: \$8,281.80

Filing Date: 10/19/2005

Case Number: JC-00618100-2005-DC

Number: 0500618100

Type: JUDGMENT

Agency: VIRGINIA CIRCUIT COURT

Agency State: VA

4) VA Judgments and Liens Filings

Debtor Information

Name: FRYDMANN, JACOB

SSN: 137-46-XXXX

Address: 111 FULTON ST

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

Name: FRALIN FEINMAN COATES & KINNIER PC

Address: 2104 LANGHORNE RD

LYNCHBURG, VA 24501-1424

Jurisdiction: VA

Filing Date: 8/23/2005

JACOB FRYDMAN - REAL ESTATE FRAUD - JACOB FRYDMANFRAUD

Page 7 of 17

Case Number: SC-00618100-2005-DC
BLOG (1) ABOUT (1) CONTACT (1)

Filing Status: UPDATES MAY BE PRESENT ELSEWHERE IN THIS REPORT;

CHECK

THE COURT FOR THE CURRENT STATUS

Number: 0500618100

Type: CIVIL SUIT

Agency: VIRGINIA GENERAL DISTRICT COURT

Agency State: VA

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 80 DONALD DR

HASTINGS HDSN, NY 10706-3621

WESTCHESTER COUNTY

Creditor Information

Name: NYS TAX COMMISSION

Filing Information

Amount: \$22,059

Filing Date: 12/28/2004

Type: JUDGMENT

Agency State: NY

NY Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 80 DONALD DR

HASTINGS HDSN, NY 10706-3621

WESTCHESTER COUNTY

Creditor Information

Name: STATE OF NEW YORK

Filing Information

Jurisdiction: NY

Amount: \$19,166

JACOB FRYDMAN - REAL ESTATE FRAUD - JACOB FRYDMANFRAUD

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Original Filing Number: E022980627W0017
BLOG (/) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)

Filing Date: 5/26/2004

Number: E022980627W0017

Type: STATE TAX WARRANT

Agency: WESTCHESTER COUNTY CLERK

Agency State: NY

Agency County: WESTCHESTER

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 80 DONALD DR

HASTINGS HDSN, NY 10706-3621

WESTCHESTER COUNTY

Creditor Information

Name: NYS TAX COMMISSION

Filing Information

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 111 FULTON ST

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

Name: STEPHEN J FEIN

Filing Information

Amount: \$510

Filing Date: 3/31/1998

Case Number: SCQ208898

Type: JUDGMENT

Agency State: NY

10: OH Judgments and Liens Filings

Debtor Information
BLOG (0) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 111 FULTON ST

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Address: 111 FULTON ST FL 4TH

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

Name: EWC RETIREMENT PLAN

Name: EWC RETIREMENT PLAN

Filing Information

Jurisdiction: OH

Amount: \$1,000,000

Filing Date: 3/25/1998

Eviction N

Number: CV351587

Type: CIVIL

Agency: CUYAHOGA COUNTY COMMON PLEAS

Agency State: OH

Agency County: CUYAHOGA

Number: CV351587

Type: CIVIL NEW FILING

Agency: CUYAHOGA COUNTY COMMON PLEAS

Agency State: OH

Agency County: CUYAHOGA

NJ Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 111 FULTON ST

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

JACOB FRYDMAN - REAL ESTATE FRAUD - JACOB FRYDMANFRAUD

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Name: ECKLAND CONSULTANTS INC.
BLOG (P) ABOUT (IABOUT.HTML) CONTACT (ICONTACT.HTML)

Filing Information

Jurisdiction: NJ

Amount: \$9,300.00

Filing Date: 2/29/1998

Case Number: SC-00004671-1998-DC

Number: DC 004671 1998

Type: CIVIL SUIT

Agency: NEW JERSEY SUPERIOR COURT LAW DIVISION SPECIAL CIVIL PART

Agency State: NJ

Agency County: MIDDLESEX

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 950 3RD AVE

NEW YORK, NY 10022-2705

NEW YORK COUNTY

Debtor 2

Name: FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 950 3RD AVE

NEW YORK, NY 10022-2705

NEW YORK COUNTY

Creditor Information

Name: IRS

Filing Information

Amount: \$29,687

Filing Date: 12/22/1997

Case Number: 4989

Type: FEDERAL TAX LIEN

Agency State: NY

NY Judgments and Liens Filings

Debtor Information

JACOB FRYDMAN - REAL ESTATE FRAUD - JACOB FRYDMANFRAUD

Page 11 of 17

Debtor 1
BLOG (/) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)

Name: FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 950 3RD AVE

NEW YORK, N

REPLY

JACOB FRYDMAN UNITED REALTY TRUST (ON IPHONE 6
UNAVAILABLE) ([HTTP://WWW.UNITEDREALTYTRUST.COM](http://www.unitedrealtytrust.com))

09/05/2014 10:27PM

*Dozens of litigations many many with Fraud, Makes you wonder whats
next.*

*Madoff? Jake Frydman hires Architects, Contractors, Electricians, and
Plumbers etc, for his house he calls Ledge Rock and then sues them
all Why? to scare them and not to pay them. Read these litigations
and you will be in shock!*

*He hires lawyers, leases copy machines, gets Internet service, hires
executives and employees (dozens of them) and SCREWS them ALL.
READ the lawsuits.*

Just ask any lawyer to do a search on Lexisnexis

*Frydman knows how to use LLC's and corporations to hide his fraud
and deception, but some (Dozens) we can still uncover in these
lawsuits.*

*Jake has screwed dozens of banks and lenders (yes on many
properties he bought and they took back, NOT in his SEC documents)*

*There are probably hundreds more in arbitration but just read these
and weep and your money is gone*

Atlantic Concrete Foundation Inc. v. White Acre Equities LLC,

1406/2013 (N.Y. Sup. Ct. Apr. 2014)
BLOG (/) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)

APF FIRE PROTECTION v. LEDGEROCK Docket No. 6641/2013

VINEYARD AVENUE v. LEDGEROCK, LLC, Docket 3493/2011

Parker Note v Parker Ave et al (NY State County of Dutchess INDEX NO.
2012 3020)

EVUNP V Frydman (INDEX NO. 650841/2014)

Frydman, Jacob v. Nasl Seed Investors I LP, 8759 (Del. Ch. July 30,
2013)

TRAVELERS INDEMNITY V JACOB FRYDMAN and WHITE ACRE EQUITIES,
LLC,
Index No.: 2010-2802

DJZV Holdings LLC v Jacob Frydman (Index No. 654346/2013)

WA Route 9, LLC v. PAF Capital LLC, 651688/2012

Kiphart Richard P v. Frydman, Jacob, 2012-L-010840

Capital One, N.A. v. Surrey Equities, (Frydman) 1:11-cv-01798 (S.D.N.Y.,
Mar. 15, 2011)

Capital One, N.A. v. Frydman 1:11-cv-02231 (S.D.N.Y. Mar. 31, 2011)

Capital One, N.A. v. White Acre Equities, LLC 1:11-cv-02231

Andrew Sutton v. Lambdastar Infrastructure Partners LLC et Al.

653453/2011 - See

also Arbitration (AAA) case no. 13 116 03031 10

Barnes & Thornburg LLP v. Jacob A. Frydman, 108532/2010

BLOG (/) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)

Guttman, Jack v. Diamond, Warren, 650592/2010 (N.Y. Sup. Ct. June 11, 2010)

Peckar & Abramson, P.C. v. Lyford Holdings, LTD., (Frydman) 100005/2009 (N.Y. Sup. Ct. Jan 02, 2009)

700 North Delaware, LLC (Frydman) v. Weinstein, 2:07-cv-02252 (E.D. Pa. Jun 04, 2007)

Savoy Senior Housing Corp (Frydman) v. TRBC Ministries, LLC. 1:08-cv-08874 (S.D.N.Y. Oct 16, 2008)

General Electric Capital Corp. v. Frydman and Company, 05100709/2005

ROSENMAN & COLIN, LLP v. FRYDMAN, JACOB A., Docket No. 604674/1998 (NY Sup. Ct. Sept 1998)

BDO SEIDMAN, LLP v. FRYDMAN & CO., Docket No. 603077/1998 (NY Sup. Ct. June 1997)

SHELDON FELDMAN v. JACOB A. FRYDMAN, Docket No. 1986-1407 (OH. SUP. Ct. Aug. 1996)

NYS Department of Taxation and Finance v. Lambdastar Infrastructure Partners LLC, Docket No. 3124659

NYC Department of Finance v. Lambdastar Infrastructure Partners LLC, Docket No. 2619580

TELCO ASSOCIATES, LLC, Member of and on Behalf of 636 ELEVENTH V WHITE ACRE CAPITAL, LLC, through Jacob Frydman 04601949 N.Y. Sup Ct.

LEDGEROCK, LLC v. ADVANCED RADIANT DESIGN INC, Docket No. 11649/2010

BLOG (/) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)
LEDGEROCK, LLC v. AMERICAN ARCHITCTURAL INC., Docket No.
7979/2010 (NY Sup. Ct. Oct 2010)

FRYDMAN AND COMPANY v. AAA AUTO CARRIERS Docket No.
603924/2001 (NY Sup Ct. Aug. 2001)

FRYDMAN AND COMPANY v. CORBETT TOWING Docket No. 124043/2001

FRYDMAN AND CO. v. CREDIT SUISSE FIRST BOSTON, Docket No.
605549/1998 (N.Y. Sup. Ct. Nov. 1998)

Lo-Temp, Inc. V Jacob Frydman, d/b/a Jacob.Frydman TV Enterprises
Index No.26386/95

Kenneth Sustln v. Jacob A. Frydman

STEPHEN J. FEIN, V JACOB A. FRYDMAN, SCQ 2089/98

U.S.A. v. Best GC, Inc., et al

Ganfer & Shore V Frydman (AAA Case No. 13194174011)

Phillips Credit Co v. Frydman, Jacob, 1987-042915-CA-01 (Fla. Cir. Ct.
Oct. 01, 1987)

Willis Trevor v. Pier House Motel Inc., 1988-042078-CA-01 (Fla. Cir. Ct.
Oct. 05, 1988)

Federal Savings v. Frydman, 8:94-mc-00011 (E.D.N.Y. Jan 25, 1994)

Sunny Isle Dvlmt, Corp. v. Frydman, Jacob, 602854/1997 (N.Y. Sup. Ct.
June 04, 1997)

Doral Money Inc. v. Savoy at Staten Island LP, 602854/2003 (N.Y. Sup.
Ct. Sept. 10, 2003)

BLOG (/) ABOUT (/ABOUT.HTML) CONTACT (/CONTACT.HTML)

Home Design Services v. Lake Diamond Association, (Frydman) 5:03-cv-00347 (M.D. Fla.

Central States, et al v. Joseph Feldman, et al, 1:90-cv-01920 (N.D. Ill. Mar. 06, 1990)

Savoy Senior Housing Corp (Frydman) v. TRBC Ministries, LLC, 1:08-cv-08874 (S.D.N.Y. Oct 16, 2008)

JC Studios Brooklyn II, LLC, (Jacob Frydman) v. Chase Home Finance LLC, 115626/2010 (N.Y. Sup. Ct. Dec. 02, 2010)

Bank of America, N.A. v. J.C.S. Realty, LLC, 30596/2010

Diamond, Scott v. Tunnel Associates, LLC 156600/2012 (N.Y. Sup. Ct. June 24, 2012)

Kiphart Richard P v. Frydman, Jacob, 2012-L-010940 (Ill. Cir. Ct. Sept. 24, 2012)

AND THE LIST GOES ON AND ON AND ON.....

This is ALL research done by someone Jacob Frydman Screwed in the 90's.

The world will see who Jake really is when he is in Jail.

Jake the Rat Snake Frydman, the story of Greed and Wanna Bees.

The man Who Wears A Full Length Fur Coat and drives around

REPLY

EXHIBIT Z

LENDERS SCREWED BY JACOB FRYDMAN
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([HTTP://WWW.UNITEDREALTYCOS.COM](http://WWW.UNITEDREALTYCOS.COM))

09/12/2014 10:54PM

Would a lender make a loan to Jacob Frydman and his United Realty Trust ?

*Many lenders have been alledaagly screwed by United Realty Trust s
CEO Jacob Frydman. MANY.*

Capital One Bank

North Fork Bank

Doral Bank

Chase Home Mortgages

BAC Florida Bank (under his wifes name)

Wachovia Bank / Now Wells Fargo

Park Avenue Bank (NYC) (PAF Capital) (Fraud Case)

Metro Bank / Formally Commerce Bank Harrisburg

Bank of America (Foreclosure on his JC Studio building he touts in the

United Realty Trust Inc prospectus)

*This is all public record just look in Lexisnexis a software every
attorney has access to.*

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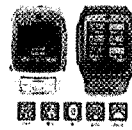
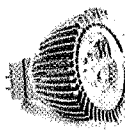
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United Realty Trust Jacob Frydman Fraud

by [PutJacobInJail](#) » Sat Jul 12, 2014 12:05 am

look into the CEO before giving them money. He clearly has many issues relating to FRAUD. Jacob Frydman of <http://www.urpa.com> has been sued many times for fraud

One lawsuit alleges that Mr. Frydman defaulted on his personal guaranty of a \$12 million loan PAF Capital made to McDonald Ave. Acquisition LLC. The suit claims that after defaulting on his guaranty, Mr. Frydman represented to PAF Capital that he could not afford to honor his guaranty and provided PAF Capital with what they now believe are fraudulent financial statements in an effort to get PAF Capital to settle with Mr. Frydman for a significant haircut. He can end up in Jail.

<http://finance.yahoo.com/news/paf-capit ... 00609.html>

Commercial Real Estate

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PutJacobInJail

Posts: 4

Joined: Fri Jul 11, 2014 11:48 pm

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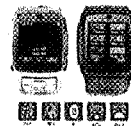
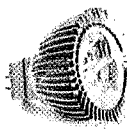
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United Realty Trust Jacob Frydman Fraud

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United Realty Trust Jacob Frydman Fraud

by [PutJacobInJail](#) » Sat Jul 12, 2014 12:05 am

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Posts: 4

Joined: Fri Jul 11, 2014 11:48 pm

Top

Post a reply

1 post • Page 1 of 1

Return to The Non-Traded REIT Forum

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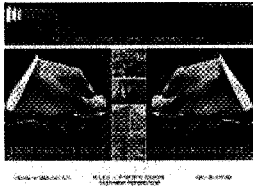
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EXHIBIT AD



Jacob Frydman and United Realty - Beware: The too good to be true United Realty - Frydman new scam

UnitedRealtyTrust.com (2 Complaints)

Amount: \$1,100,000.00

Country: USA

State: NY

Added: Jul 15, 2014

Report ID:#: 8516

Commercial Real Estate

 rcscapital.com/

Help Protect Yourself From Volatile Times.
Use Alternative Investments.

The CEO has many lawsuits against him especially FRAUD. In one example his ex-CFO for his Lambdastar Infranstructure fund that failed in 2010 the CFO alleges that Jacob Frydman raided the company for his own benefit and left the company broke. The CFO won the lawsuit against them. The CFO writes in the lawsuit he used the company as a "personal piggy bank by siphoning investor monies from the company's coffers to distribute money to Frydman"

Another case and lawsuit alleges that Jacob Frydman defaulted on his personal guaranty of a \$12 million loan PAF Capital made to his company. The suit claims that after defaulting on his guaranty, Mr. Frydman represented to PAF Capital that he could not afford to honor his guaranty and provided PAF Capital with what they now believe are fraudulent financial statements in an effort to get PAF Capital to settle with Mr. Frydman for a significant haircut.

In Another Lawsuit A case filed in 2013 alleges that Jacob Frydman got caught moving nearly \$7 million of investors' funds

to an account under Frydman's control. The documents show how Jacob Frydman only returned the investor funds after being notified of the lawsuit.

Many lawsuits were filed in March of 2011 by Capital One Bank against Jacob Frydman and his entities for breaches of contract, recovery of funds owed under credit agreements, in the amounts of \$637,982.85, \$370,141.75, and \$341,558.06.

Jacob Frydman steals peoples money to buy notes and real estate. Look into his record as an (ex)attorney in Ohio in the 1980's too.

Complaint resolution: 1100000

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Credit Monitoring

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The most comprehensive identity theft protection available.


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ALSO ON SCAMGUARD

WHAT'S THIS?

Email scams - Scam Report ID: #7759 | Received am e-mail from SitterCity

2 comments • 2 months ago

- A Jody — I also received the exact same email from richardbailey50@outlook.com via the Sittercity.com website.

Poptopshop - Scam Report ID: #8041 | Never Got my Shirt from

1 comment • a month ago

- A Jelissa Ulloa — They changed their website to cultureshock.tictail.com because of all complaints :)

RentReadyProfessionals.com - Scam Report ID: #7753 | Referring via email

2 comments • a month ago

- A Crystal Paulk — Also, we have been trying to resolve this complaint. But Ms Collins refuses to answer calls,emails or

978-406-7145 - Scam Report ID: #7799 | Not returning my call after I paid him ...

2 comments • 2 months ago

- A Ron — Please make sure that you don't hire Glenn Hardcastle from Sailsbury, MA to do any work for you. Two weeks ago,

[Email Scams](#) [Poptopshop](#) [RentReadyProfessionals.com](#)

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EXHIBIT AE

Search

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REPORT SCAM

United Realty Trust Inc

★ 100% Positive

Created: Jul 15, 2014

Like { 0 } Tweet { 0 }

Country	United States
State	New York
City	New York
Address	60 Broad Street
Phone	2123886800
Website	www.unitedRealtyTrust.com



Comments

Sep 6, 2014

★ 100% Positive

This is the Filing the REIT just filed. This means that NONE of the money raised is going to real estate. It means he took out loans, preffered loans, and outside investors (NOT THE REIT) to buy the property, and put in a few dollars from the REIT.

So you ask WHERE IS THE money Jake Frydman raises????????????

He pays it to his other companies.

United Realty Capital, United Realty Advisors, and all the other United Realty Companies he can suck cash from.

READ AND UNDERSTAND THE FINANCIALS OF THIS COMPANY

PLEASE PROTECT YOURSELF FROM FRAUD

Closing costs were approximately \$669,700, prepaid expenses and escrows were approximately \$196,000 and fees paid to the Advisor were approximately \$248,000. Closing costs included \$362,000 in supplemental transaction-based advisory fees for financing and equity placement paid to United Realty Partners, LLC ("URP"), an entity controlled and indirectly owned by the Company's chief executive officer and secretary. We funded the acquisition as follows: (i) \$10.3 million with a new first mortgage loan secured by the property; (ii) cash from our OP of approximately \$3.2 million; and (iii) a \$2.1 million preferred loan from a third party. The 10-year preferred loan yields a preferred return of 15% per annum, compounded monthly (increasing to 24% per annum upon the occurrence of certain events of default) and requires monthly distributions to the preferred lender. The property-holding entity must redeem the preferred loan by June 6, 2024, and has the right to do so at any time upon 30 days prior written notice. Additionally, the lender of the preferred loan may require the OP to redeem the preferred loan at any time after April 21, 2015 upon 30 days prior written notice. The cash from the OP included \$1.7 million in proceeds from the OP's issuance to two third parties of an aggregate of 17 class MB units (the "MB Units") of limited partnership interest. The OP issued 12 MB Units to one of the two investors in consideration for a capital contribution of \$1.2 million. Such 12 MB Units must be redeemed by the Company in November 2014 for \$1.32 million. The OP issued five MB Units to the other investor in consideration for a capital contribution of \$500,000. Such five MB Units entitle the holder thereof to an annualized preferred return of 10% on the amount of the capital contribution, and must be redeemed by the Company in May 2015.

Mark as Useful

Post Reply

Jul 15, 2014



The CEO has many lawsuits against him especially FRAUD.

One lawsuit alleges that Jacob Frydman defaulted on his personal guaranty of a \$12 million loan PAF Capital made to his company. The suit claims that after defaulting on his guaranty, Mr. Frydman represented to PAF Capital that he could not afford to honor his guaranty and provided PAF Capital with what they now believe are fraudulent financial statements in an effort to get PAF Capital to settle with Mr. Frydman for a significant haircut.

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Many lawsuits were filed in March of 2011 by Capital One Bank against Jacob Frydman and his entities for breaches of contract, recovery of funds owed under credit agreements, in the amounts of \$637,982.85, \$370,141.75, and \$341,558.06.

Mark as Useful

Post Reply

Write a Review about United Realty Trust Inc

Review Title:

Your Rating (1 star is bad, 5 stars is good):

☆☆☆☆☆

Review Details

Security Code:

3496

Submit Review

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EXHIBIT AF

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

1

Put Jacob in Jail

Posts: 4

Joined: Fri Jul 11, 2014 11:48 pm

TopRe: United Realty Trust Jacob Frydman FraudReby United Realty Trust » Tue Sep 09, 2014 12:53 am

Ask Yourself why the CEO Jacob Frydman [http://en.wikipedia.org/wiki/Jacob_Frydman\(aka_Jake_the_Snake\)](http://en.wikipedia.org/wiki/Jacob_Frydman(aka_Jake_the_Snake)) has dozens of lawsuits against him for fraud and stealing.

Dozens of litigations many many with Fraud. Makes you wonder whats next. Madoff????
 Jake Frydman hires Architects, Contractors, Electricians, and Plumbers etc, for his house he calls Ledge Rock and then sues them all Why? to scare them and not to pay them. Read these litigations and you will be in shock!

As a master in LITIGATION the con man Jake the Snake mobster wanna be Frydman aka Jacob Frydman has so many liens against him because he sues, loses in court and then still fights, the liens he may ultimately settle as a way to get a discount. But the records show it all. From the smallest few hundred dollars to the larger ones where he screws lawyers and lawfirms that represent him.

He hires lawyers, leases copy machines, gets Internet service, hires executives and employees (dozens of them) and SCREWS them ALL. READ the lawsuits.

There are probably hundreds more in arbitration but just have your lawyer get you a copy of these lawsuits and weep for those that their money is gone already.
 THE PARTIAL LIST (when you read them highlight the word FRAUD

Atlantic Concrete Foundation Inc. v. White Acre Equities LLC., 1406/2013 (N.Y. Sup. Ct. Apr. 2014)
 APF FIRE PROTECTION v. LEDGEROCK Docket No. 6641/2013
 VINEYARD AVENUE v. LEDGEROCK, LLC., Docket 3493/2011
 Parker Note v Parker Ave et al (NY State County of Dutchess INDEX NO. 2012 3020)
 EVJNP V Frydman (INDEX NO. 650841/2014)
 Frydman, Jacob v. Nasi Seed Investors I LP, 8759 (Del. Ch. July 30, 2013)
 TRAVELERS INDEMNITY V JACOB FRYDMAN and WHITE ACRE EQUITIES, LLC, Index No.: 2010-2802
 DJZV Holdings LLC v Jacob Frydman (Index No. 654346/2013)
 WA Route 9, LLC v. PAF Capital LLC, 651688/2012
 Kiphart Richard P v. Frydman, Jacob, 2012-L-010840
 Capital One, N.A. v. Surrey Equities, (Frydman) 1:11-cv-01798 (S.D.N.Y. Mar. 15, 2011)
 Capital One, N.A. v. Frydman 1:11-cv-02231 (S.D.N.Y. Mar. 31, 2011)
 Capital One, N.A. v. White Acre Equities, LLC 1:11-cv-02231
 Andrew Sutton v. Lambdastar Infrastructure Partners LLC et AL. 653453/2011 also Arbitration (AAA) case no. 13 116 0303110
 Barnes & Thornburg LLP v. Jacob A. Frydman, 108532/2010
 Guttman, Jack v. Diamond, Warren, 650592/2010 (N.Y. Sup. Ct. June 11, 2010)
 Peckar & Abramson, P.C. v. Lyford Holdings, LTD., (Frydman) 100005/2009 (N.Y. Sup. Ct. Jan 02, 2009)
 700 North Delaware, LLC (Frydman) v. Weinstein, 2:07-cv-02252 (E.D. Pa. Jun 04, 2007)

10/2/2014

1:26-784=841

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

Savoy Senior Housing Corp (Frydman) v. TRBC Ministries, LLC, 1:08-cv-08874 (S.D.N.Y. Oct 16, 2008)
 General Electric Capital Corp. v. Frydman and Company, 05100709/2005
 ROSENMAN & COLIN, LLP v. FRYDMAN, JACOB A., Docket No. 604674/1998 (NY Sup. Ct. Sept 1998)
 BDO SEIDMAN, LLP v. FRYDMAN & CO., Docket No. 603077/1998 (NY Sup. Ct. June 1997)
 SHELDON FELDMAN v. JACOB A. FRYDMAN, Docket No. 1986-1407 (OH. SUP. Ct. Aug. 1986)
 NYS Department of Taxation and Finance v. Lambdastar Infrastructure Partners LLC, Docket No. 3124659
 NYC Department of Finance v. Lambdastar Infrastructure Partners LLC, Docket No. 2619560
 TELCO ASSOCIATES, Member & on Behalf of 636 BLEVENTH V WHITE ACRE CAPITAL, /Jacob
 Frydman 04601349 NY Sup Ct.
 LEDGEROCK, LLC v. ADVANCED RADIANT DESIGN INC, Docket No. 11649/2010
 LEDGEROCK, LLC v. AMERICAN ARCHITCTURAL INC., Docket No. 7979/2010 (NY Sup. Ct. Oct 2010)
 FRYDMAN AND COMPANY v. AAA AUTO CARRIERS Docket No. 603924/2001 (NY Sup Ct. Aug. 2001)
 FRYDMAN AND COMPANY v. CORBETT TOWING Docket No. 124043/2001
 FRYDMAN AND CO. v. CREDIT SUISSE FIRST BOSTON, Docket No. 605549/1998 (N.Y. Sup. Ct. Nov.
 1998)
 Lo-Temp, Inc. V Jacob Frydman, d/b/a Jacob Frydman TV Enterprises Index No.26386/95
 Kenneth Sustin v. Jacob A. Frydman
 STEPHEN J. FEIN, V JACOB A. FRYDMAN, SCQ 2089/98
 U.S.A. v. Best GC, Inc., et al
 Ganfer & Shore V Frydman (AAA Case No. 13194174011)
 Phillips Credit Co v. Frydman, Jacob, 1987-042915-CA-01 (Fla. Cir. Ct. Oct. 01, 1987)
 Willis Trevor v. Pier House Motel Inc., 1988-042078-CA-01 (Fla. Cir. Ct. Oct. 05, 1988)
 Federal Savings v. Frydman, 9:94-mc-00011 (E.D.N.Y. Jan 25, 1994)
 Sunny Isle Dvlmt, Corp. v. Frydman, Jacob, 602854/1997 (N.Y. Sup. Ct. June 04, 1997)
 Doral Money Inc. v. Savoy at Staten Island LP., 602854/2003 (N.Y. Sup. Ct. Sept. 10, 2003)
 Home Design Services v. Lake Diamond Association, (Frydman) 5:03-cv-00347 (M.D. Fla.
 Central States, et al v. Joseph Feldman, et al., 1:90-cv-01920 (N.D. Ill. Mar. 06, 1990)
 Savoy Senior Housing Corp (Frydman) v. TRBC Ministries, LLC., 1:08-cv-08874 (S.D.N.Y. Oct 16, 2008)
 JC Studios Brooklyn II, LLC, (Jacob Frydman) v. Chase Home Finance LLC, 115626/2010 (N.Y. Sup. Ct. Dec.
 02, 2010)
 Bank of America, N.A. v. J.C.S. Realty, LLC, 30596/2010
 Diamond, Scott v. Tunnel Associates, LLC 156600/2012 (N.Y. Sup. Ct. June 24, 2012)
 Kiphart Richard P v. Frydman, Jacob, 2012-L-010840 (Ill. Cir. Ct. Sept. 24, 2012)

Just ask any lawyer to do a search on Lexisnexis

Frydman knows how to use LLC's and corporations to hide his fraud and deception, but some (Dozens) we can still uncover in these lawsuits.

Jake has screwed dozens of banks and lenders (yes on many properties he bought and they took back, NOT disclosed in his SEC documents)

AND THE LIST GOES ON AND ON AND ON.....

The world will see who Jake really is when he is in Jail.

<http://www.marketwired.com/press-releases/673348.htm>

<http://jacobjrydmanfraud.weebly.com/bio...tate-fraud>

<http://www.ebosswatch.com/Company/Review/97280050/0>


<http://www.investmentnews.com/article/2...at-health#>

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

<http://www.icagle.com/decision/19941365...%20FELDMAN>

<http://finance.yahoo.com/news/paf-capit...00609.html>

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1

United Realty Trust

Posts: 12

Joined: Fri Sep 05, 2014 10:42 pm

Top

Re: United Realty Trust Jacob Frydman Fraud

 by United Realty Trust » Tue Sep 09, 2014 12:56 am

One lawsuit says that Jacob Frydman defaulted on his personal guaranty of a \$12 million loan PAF Capital made to his company. The suit claims that after defaulting on his guaranty, Mr. Frydman represented to PAF Capital that he could not afford to honor his guaranty and provided PAF Capital with what they now believe are fraudulent financial statements in an effort to get PAF Capital to settle with Mr. Frydman for a significant haircut.

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<http://jacobfrydmanfraud.weebly.com/blog/jacob-frydman-real-estate-fraud>

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United Realty Trust Jacob Frydman Fraud • REIT Wrecks

United Realty Trust

Posts: 12

Joined: Fri Sep 05, 2014 10:42 pm

TopRe: United Realty Trust Jacob Frydman Fraudby United Realty Trust » Tue Sep 09, 2014 1:08 am

Everything in his United Realty Trust http://www.urpa.com/bio_frydman.htm prospectus is bullshit. He claims to have a track record. Look **VERY** closely at each one.

The DHL building is only fractionally owned by him and he has many lawsuits against him in that deal because he is a thief and a con artists. He is not "the guy" who did the deal, he just lucked out and owns a share in the deal.

He pretends to have done the old global crossing building **BUT** once again the guy only got a small piece of the deal as he was at the right place at the right time. He was even sued by the main owners of these two deal BOTH of the DEALS the Majority partners sued him. JUST read the "Tunnel Associates, LLC" litigation and see for yourself who did the DHL deal and who owns and controls it..... not to difficult to read english. The global crossing deal he claims he did, just take one look at the article and lawsuits
<http://www.nydailynews.com/archives/money/nypd-horses-ousted-building-dispute-article-1.639493>

ask yourself, Is my money safe here?

A lawsuit against Jacob Frydman on June 28, 2010 filed by a law firm once retained by Frydman for his failed senior care business, seeks to recover the amount due it under a promissory note (\$90,000.00) that Frydman defaulted on. The court awarded judgment for the plaintiff. Frydman moved the court on Aug. 21, 2012 to vacate said judgment. Frydman served motion papers upon Plaintiff returnable a "mere" six business days later rather than the requisite thirteen days. The court also found that Frydman mailed the motion four days before July 4th holiday weekend and made it returnable July 5th. https://twitter.com/FRAUD_man

<http://www.unitedrealtycos.com/aboutus.html>

<http://jacobfrydmancriminal.wordpress.com/tag/jacob-frydman-real-estate-fraud-criminal-seam-alert/>

<http://www.linkedin.com/pub/jacob-frydman/8b/258/34a>

IRS Problems-Get Relief

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1

United Realty Trust

Posts: 12

Joined: Fri Sep 05, 2014 10:42 pm

Top

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

Re: United Realty Trust Jacob Frydman Fraud

By United Realty Trust » Tue Sep 09, 2014 1:12 am

Ask yourself, Do you want to invest with a company that the CEO has or had dozens of LIENS against him (as small as a few hundred dollars?

Some of the Jacob Frydman Liens and Judgments (United Realty Trust) <http://www.urpa.com>

As a master in LITIGATION the con man Jake the Snake mobster wanna be Frydman aka Jacob Frydman has so many liens against him because he sues, loses in court and then still fights, the liens he may ultimately settle as a way to get a discount, But the records show it all. From the smallest few hundred dollars to the larger ones where he screws lawyers and lawfirms that represent him.

Judgments / Liens Against Jacob Frydman-
(probably lots more in other databases)

1) NY Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

Address: 80 DONALD DR
HASTINGS HDSN, NY 10706-3621

WESTCHESTER COUNTY

Name: INTERNAL REVENUE SERVICE

Amount: \$24,682

Filing Date: 3/4/2010

Type: FEDERAL TAX LIEN

Book: 50063

Page: 6002

Agency: WESTCHESTER COUNTY CLERK

2) Lien Information

FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 111 FULTON ST
NEW YORK, NY 10038-2711.

NEW YORK COUNTY

Creditor Information

Name: NET CONNECTIONS WEB INC

Filing Information

Amount: \$29,311

Filing Date: 11/29/2005

Case Number: 3195805

Type: JUDGMENT

Agency State: NY

3) VA Judgments and Liens Filings

Debtor Information

Name: FRYDMANN, JACOB

SSN: 137-46-XXXX

Address: 111 FULTON ST FL 4TH
NEW YORK, NY 10038-2711

NEW YORK COUNTY

10/2/2014

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

Creditor Information

Name: FRALIN FEINMAN COATES & KINNIBER PC
Address: 2104 LANGHORNE RD
LYNCHBURG, VA 24501-1424

Filing Information

Jurisdiction: VA
Amount: \$6,281.80
Filing Date: 10/19/2005
Case Number: JC-00618100-2005-DC
Number: 0500618100
Type: JUDGMENT
Agency: VIRGINIA CIRCUIT COURT
Agency State: VA

4) VA Judgments and Liens Filings

Debtor Information

Name: FRYDMANN, JACOB
SSN: 137-46-XXXX
Address: 111 FULTON ST
NEW YORK, NY 10038-2711
NEW YORK COUNTY

Creditor Information

Name: FRALIN FEINMAN COATES & KINNIBER PC
Address: 2104 LANGHORNE RD
LYNCHBURG, VA 24501-1424
Jurisdiction: VA

Filing Date: 8/23/2005

Case Number: SC-00618100-2005-DC

Filing Status: UPDATES MAY BE PRESENT ELSEWHERE IN THIS REPORT; CHECK
THE COURT FOR THE CURRENT STATUS

Number: 0500618100

Type: CIVIL SUIT

Agency: VIRGINIA GENERAL DISTRICT COURT
Agency State: VA

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB
SSN: 137-46-XXXX
Address: 80 DONALD DR
HASTINGS HDSN, NY 10706-3621
WESTCHESTER COUNTY

Creditor Information

Name: NYS TAX COMMISSION

Filing Information

Amount: \$22,059
Filing Date: 12/28/2004
Type: JUDGMENT
Agency State: NY

NY Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB
SSN: 137-46-XXXX

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

Address: 80 DONALD DR
HASTINGS HDSN, NY 10706-3621
WESTCHESTER COUNTY

Creditor Information

Name: STATE OF NEW YORK

Filing Information

Jurisdiction: NY

Amount: \$19,166

Original Filing Number: E022980627W0017

Filing Date: 5/26/2004

Number: E022980627W0017

Type: STATE TAX WARRANT

Agency: WESTCHESTER COUNTY CLERK

Agency State: NY

Agency County: WESTCHESTER

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 80 DONALD DR
HASTINGS HDSN, NY 10706-3621

WESTCHESTER COUNTY

Creditor Information

Name: NYS TAX COMMISSION

Filing Information

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 111 FULTON ST
NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

Name: STEPHEN J PEIN

Filing Information

Amount: \$510

Filing Date: 3/31/1998

Case Number: SCQ208998

Type: JUDGMENT

Agency State: NY

10: OH Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 111 FULTON ST
NEW YORK, NY 10038-2711

NEW YORK COUNTY

Address: 111 FULTON ST FL 4TH
NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

10/2/2014

United Realty Trust Jacob Frydman Fraud • REIT Wrecks•

Name: EWC RETIREMENT PLAN

Name: EWC RTIREMENT PLAN

Filing Information

Jurisdiction: OH

Amount: \$1,000,000

Filing Date: 3/25/1998

Eviction N

Number: CV351587

Type: CIVIL

Agency: CUYAHOGA COUNTY COMMON PLEAS

Agency State: OH

Agency County: CUYAHOGA

Number: CV351587

Type: CIVIL NEW FILING

Agency: CUYAHOGA COUNTY COMMON PLEAS

Agency State: OH

Agency County: CUYAHOGA

NJ Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 111 FULTON ST

NEW YORK, NY 10038-2711

NEW YORK COUNTY

Creditor Information

Name: ECKLAND CONSULTANTS INC

Filing Information

Jurisdiction: NJ

Amount: \$9,300.00

Filing Date: 2/23/1998

Case Number: SC-00004671-1998-DC

Number: DC 004671 1998

Type: CIVIL SUIT

Agency: NEW JERSEY SUPERIOR COURT LAW DIVISION SPECIAL CIVIL PART

Agency State: NJ

Agency County: MIDDLESEX

Judgments and Liens Filings

Debtor Information

Name: FRYDMAN, JACOB

SSN: 137-46-XXXX

Address: 950 3RD AVE

NEW YORK, NY 10022-2705

NEW YORK COUNTY

Debtor 2

Name: FRYDMAN, JACOB A

SSN: 137-46-XXXX

Address: 950 3RD AVE

NEW YORK, NY 10022-2705

NEW YORK COUNTY

Creditor Information

Name: IRS

Filing Information

10/2/2014

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

Page 10 of 15

Amount: \$29,687
Filing Date: 12/22/1997
Case Number: 4969
Type: FEDERAL TAX LIEN
Agency State: NY

NY Judgments and Liens Filings
Debtor Information
Debtor 1
Name: FRYDMAN, JACOB A
SSN: 137-46-XXXX
Address: 950 3RD AVE
NEW YORK, NY

1

United Realty Trust

Posts: 12
Joined: Fri Sep 05, 2014 10:42 pm

Top

Re: United Realty Trust Jacob Frydman Fraud

☒ by United Realty Trust » Tue Sep 09, 2014 1:14 am

Why so many aliases?

Jacob Frydman Alias when you look him up on Lexisnexis.

- 1: FRYDMAN, ABRAHAM
- 2: FRYDMAN, J
- 3: FRYDMAN, JACAB
- 4: FRYDMAN, JACOB
- 5: FRYDMAN, JACOB A
- 6: FRYDMAN, IACOB ABRAHAM
- 7: FRYDMAN, JACOB F
- 8: FRYDMAN, JAKAB
- 9: FRYDMAN, JAKE
- 10: FRYDMAN, JOCOB
- 11: FRYDMANN, JACOB
- 12: FRYDMN, JACOB
- 13: FRYDNAN, JACOB F
- 14: FRYEDMAN, JACOB A
- 15: FRYMAN, JACOB
- 16: FRYMAN, JACOB A

United Realty Trust Jacob Frydman Fraud • REIT Wrecks

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United Realty Trust

Posts: 12

Joined: Fri Sep 05, 2014 10:42 pm

Top

Re: United Realty Trust Jacob Frydman Fraud

Reby United Realty Trust » Tue Sep 09, 2014 1:23 am

Did you read the wall street journal article?

<http://online.wsj.com/articles/nontraded-reits-offer-high-returns-but-critics-cite-fees-and-illiquidity-1402670753>

What else do you want to see?

Its all about whos getting PAID

WALL Street never changes

At this year annual REISA event <https://www.reisa.org/Home> The REIT Jacob Frydman runs is the large big shot sponsor and guest speaker, DOES REISA do their homework? <https://www.reisa.org/Events/2014-Annual-Conference/Full-Agenda>

REISA IS THE LEADING ALTERNATIVE INVESTMENTS ASSOCIATION PROVIDING EDUCATION, NETWORKING AND ADVOCACY FOR MEMBERS.

Perhaps American Realty will buy United Realty....

as the plot thickens

And you wouldnt belive it but the lawyers for this REIT is Peter Fass from

<http://www.proskauer.com/professionals/peter-fass/>

The Accounting Firm is <http://www.ev.com>

would think it must be 100% legit now.....

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United Realty Trust

Posts: 12

Joined: Fri Sep 05, 2014 10:42 pm

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United Realty Trust Jacob Frydman Fraud • REIT Wrecks

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Re: United Realty Trust Jacob Frydman Fraud

by United Realty Trust » Fri Sep 12, 2014 11:09 pm

Would a lender make a loan to Jacob Frydman and his United Realty Trust <http://www.unitedrealtytrust.com> ?
Many lenders have been alledaagly screwed by United Realty Trust s CEO Jacob Frydman. MANY.

Capital One Bank <http://www.capitalone.com>

North Fork Bank

Doral Bank <http://www.doralbank.com>

Chase Home Morgnges <https://www.chase.com>

BAC Florida Bank (under his wifes name) <http://www.bacflorida.com>

Wachovia Bank / Now Wells Fargo <http://www.wellsfargo.com>

Park Avenue Bank (NYC) (PAF Capital) (Fraud Case)

Metro Bank / Formally Commerce Bank Harrisburg

Bank of America (Foreclosure on his JC Studio building he touts in the United Realty Trust Inc prospectus)

This is all public record just look in Lexisnexis a software every attorney has access to.

<http://www.urpa.com>

<http://www.unitedrealtytrust.com>

<http://jacobfrydmanfraud.weebly.com/blog/jacob-frydman-real-estate-fraud>

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United Realty Trust

Posts: 12

Joined: Fri Sep 05, 2014 10:42 pm

Top

Re: United Realty Trust Jacob Frydman Fraud

by United Realty Trust » Fri Sep 12, 2014 11:11 pm

United Realty Trust wrote: Ask Yourself why the CEO Jacob Frydman
http://en.wikipedia.org/wiki/Jacob_Frydman (aka Jake the Snake) has dozens of lawsuits against
him for fraud and stealing.

Dozens of litigations many many with Fraud. Makes you wonder whats next. Madoff ????
Jake Frydman hires Architects, Contractors, Electricians, and Plumbers etc, for his house he calls
Ledge Rock and then sues them all Why? to scare them and not to pay them. Read these

litigations and you will be in shock!

As a master in LITIGATION the con man Jake the Snake mobster wanna be Frydman aka Jacob Frydman has so many liens against him because he sues, loses in court and then still fights, the liens he may ultimately settle as a way to get a discount. But the records show it all. From the smallest few hundred dollars to the larger ones where he screws lawyers and lawfirms that represent him.

He hires lawyers, leases copy machines, gets Internet service, hires executives and employees (dozens of them) and SCREWS them ALL. READ the lawsuits.

There are probably hundreds more in arbitration but just have your lawyer get you a copy of these lawsuits and weep for those that their money is gone already.
THE PARTIAL LIST (when you read them highlight the word FRAUD

Atlantic Concrete Foundation Inc. v. White Acre Equities LLC., 1406/2013 (N.Y. Sup. Ct. Apr. 2014)
APF FIRE PROTECTION v. LEDGEROCK Docket No. 6641/2013
VINEYARD AVENUE v. LEDGEROCK, LLC., Docket 3493/2011
Parker Note v Parker Ave et al (NY State County of Dutchess INDEX NO. 2012 3020)
EVUNP V Frydman (INDEX NO. 650841/2014)
Frydman, Jacob v. Nasi Seed Investors I LP, 8759 (Del. Ch. July 30, 2013)
TRAVELERS INDEMNITY V JACOB FRYDMAN and WHITE ACRE EQUITIES, LLC, Index No.: 2010-2802
DJZV Holdings LLC v Jacob Frydman (Index No. 654346/2013)
WA Route 9, LLC v. PAT Capital LLC, 651688/2012
Kliphart Richard P v. Frydman, Jacob, 2012-L-010840
Capital One, N.A. v. Surrey Equities, (Frydman) 1:11-cv-01798 (S.D.N.Y. Mar. 15, 2011)
Capital One, N.A. v. Frydman 1:11-cv-02231 (S.D.N.Y. Mar. 31, 2011)
Capital One, N.A. v. White Acre Equities, LLC 1:11-cv-02231
Andrew Sutton v. Lambdastar Infrastructure Partners LLC et Al. 653453/2011 also Arbitration (AAA) case no. 13 116 0303110
Barnes & Thornburg LLP v. Jacob A. Frydman, 108532/2010
Guttman, Jack v. Diamond, Warren, 650592/2010 (N.Y. Sup. Ct. June 11, 2010)
Peckar & Abramson, P.C. v. Lyford Holdings, LTD., (Frydman) 100005/2009 (N.Y. Sup. Ct. Jan 02, 2009)
700 North Delaware, LLC (Frydman) v. Weinstein, 2:07-cv-02252 (E.D. Pa. Jun 04, 2007)
Savoy Senior Housing Corp (Frydman) v. TRBC Ministries, LLC. 1:08-cv-08874 (S.D.N.Y. Oct 16, 2008)
General Electric Capital Corp. v. Frydman and Company, 05100709/2005
ROSENMAN & COLIN, LLP v. FRYDMAN, JACOB A., Docket No. 604674/1998 (NY Sup. Ct. Sept 1998)
BDO SEIDMAN, LLP v. FRYDMAN & CO., Docket No. 603077/1998 (NY Sup. Ct. June 1997)
SHELDON FELDMAN v. JACOB A. FRYDMAN, Docket No. 1986-1407 (OH. SUP. Ct. Aug. 1986)
NYS Department of Taxation and Finance v. Lambdastar Infrastructure Partners LLC, Docket No. 3124659
NYC Department of Finance v. Lambdastar Infrastructure Partners LLC, Docket No. 2619560
TELCO ASSOCIATES, Member & on Behalf of 636 ELEVENTH V WHITE ACRE CAPITAL, /Jacob Frydman 04601349 NY Sup Ct.
LEDGEROCK, LLC v. ADVANCED RADIANT DESIGN INC, Docket No. 11649/2010
LEDGEROCK, LLC v. AMERICAN ARCHITCTURAL INC., Docket No. 7979/2010 (NY Sup. Ct. Oct 2010)
FRYDMAN AND COMPANY v. AAA AUTO CARRIERS Docket No. 603924/2001 (NY Sup Ct. Aug. 2001) .

FRYDMAN AND COMPANY v. CORBETT TOWING Docket No. 124043/2001
 FRYDMAN AND CO. v. CREDIT SUISSE FIRST BOSTON, Docket No. 605549/1998 (N.Y.
 Sup. Ct. Nov. 1998)
 Lo-Temp, Inc. V Jacob Frydman, d/b/a Jacob Frydman TV Enterprises Index No.26386/95
 Kenneth Sustin v. Jacob A. Frydman
 STEPHEN J. FEIN, V JACOB A. FRYDMAN, SCQ 2089/98
 U.S.A. v. Best GC, Inc., et al
 Ganfer & Shore V Frydman (AAA Case No. 13194174011)
 Philips Credit Co v. Frydman, Jacob, 1987-042915-CA-01 (Fla. Cir. Ct. Oct. 01, 1987)
 Willis Trevor v. Pier House Motel Inc., 1988-042078-CA-01 (Fla. Cir. Ct. Oct. 05, 1988)
 Federal Savings v. Frydman, 9:94-mc-00011 (E.D.N.Y. Jan 25, 1994)
 Sunny Isle Dvlmt, Corp. v. Frydman, Jacob, 602854/1997 (N.Y. Sup. Ct. June 04, 1997)
 Dorai Money Inc. v. Savoy at Staten Island LP., 602854/2003 (N.Y. Sup. Ct. Sept. 10, 2003)
 Home Design Services v. Lake Diamond Association, (Frydman) 5:03-cv-00347 (M.D. Fla.
 Central States, et al v. Joseph Feldman, et al., 1:90-cv-01920 (N.D. Ill. Mar. 06, 1990)
 Savoy Senior Housing Corp (Frydman) v. TRBC Ministries, LLC., 1:08-cv-08874 (S.D.N.Y. Oct
 16, 2008)
 IC Studios Brooklyn II, LLC, (Jacob Frydman) v. Chase Home Finance LLC, 1:15626/2010 (N.Y.
 Sup. Ct. Dec. 02, 2010)
 Bank of America, N.A. v. J.C.S. Realty, LLC, 30596/2010
 Diamond, Scott v. Tunnel Associates, LLC 156600/2012 (N.Y. Sup. Ct. June 24, 2012)
 Kiphart Richard P v. Frydman, Jacob, 2012-L-010840 (Ill. Cir. Ct. Sept. 24, 2012)

Just ask any lawyer to do a search on Lexisnexis

Frydman knows how to use LLC's and corporations to hide his fraud and deception, but some
 (Dozens) we can still uncover in these lawsuits.

Jake has screwed dozens of banks and lenders (yes on many properties he bought and they took
 back, NOT disclosed in his SEC documents)

AND THE LIST GOES ON AND ON AND ON.....

The world will see who Jake really is when he is in Jail.

<http://www.marketwired.com/press-releases/673348.htm>

<http://jacobfrydmanfraud.weebly.com/blog/tate-fraud>

<http://www.ebosswatch.com/Company/Review/97280050/0>

<http://www.investmentnews.com/article/2014/01/21/health/>

http://www.leagle.com/decision/19941365_10_FELDMAN

<http://finance.yahoo.com/news/paf-capit-00609.html>

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United Realty Trust

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9/8/2014

United Realty Trust REIT

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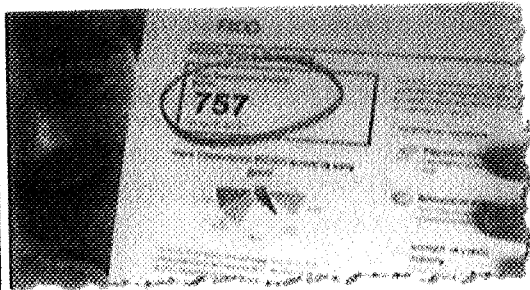
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#1

United Realty Trust

Scams Newbie

Join Date: Sep 2014
 Posts: 1

United Realty Trust REIT

The CEO Jacob Frydman (AKA Jake The Snake) has many lawsuits against him mostly doing **FRAUD**.

If you just write in google search Jacob Frydman Fraud , or Jacob Frydman Lawsuit you will see so many that you will save your money.

Please do not get hurt and give them your money.

You worked for it. Don't let the liar salesman sell you his big return on real estate.

One lawsuit says that Jacob Frydman <http://jacobfrydmanfraud.weebly.com/...l-estate-fraud> defaulted on his personal guaranty of a \$12 million loan PAF Capital made to his company. The suit claims that after defaulting on his guaranty, Mr. Frydman represented to PAF Capital that he could not afford to honor his guaranty and provided PAF Capital with what they now believe are fraudulent financial statements in an effort to get PAF Capital to settle with Mr. Frydman for a significant haircut.

Another Lawsuit his ex-CFO in his Lambdastar Infranstructure fund that failed in 2010 the CFO alleges that Jacob Frydman raided the company for his own benefit and left the company broke. The CFO won the lawsuit against them. The CFO writes in the lawsuit he used the company as a "personal piggy bank by siphoning investor monies from the company's coffers to distribute money to Frydman"

A case filed in 2013 alleges that Jacob Frydman got caught moving nearly \$7 million of investors' funds to an account under Frydman's control. The documents show how Jacob Frydman only returned the investor funds after being notified of the lawsuit.

Many lawsuits were filed in March of 2011 by Capital One Bank against Jacob Frydman and his entities for breaches of contract, recovery of funds owed under credit agreements, in the amounts of \$637,982.85, \$370,141.75, and \$341,558.06.

9/8/2014

United Realty Trust REIT

Everything in his United Realty Trust prospectus is bullshit. He claims to have a track record. Look closely at each one.

The DHL building is only fractionally owned by him and he has many lawsuits against him in that deal because he is a thief and a con artists. He is not "the guy" who did the deal, he just lucked out and owns a share in the deal.

A lawsuit against Jacob Frydman on June 28, 2010 filed by a law firm once retained by Frydman for his failed senior care business, seeks to recover the amount due it under a promissory note (\$90,000.00) that Frydman defaulted on. The court awarded judgment for the plaintiff. Frydman moved the court on Aug. 21, 2012 to vacate said judgment. Frydman served motion papers upon Plaintiff returnable a "mere" six business days later rather than the requisite thirteen days. The court also found that Frydman mailed the motion four days before July 4th holiday weekend and made it returnable July 5th.

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United Realty Trust REIT

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Investment Scams



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Jacob Frydman | LinkedIn

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SCAM at REAL ESTATE

New York, New York | Real Estate

Current Self-employed, REAL ESTATE, SCAM

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connectionswww.linkedin.com/pub/jacob-frydman/9a/389/026

Background



Summary

JACOB FRYDMAN - REAL ESTATE FRAUD, SCAM, NYC.



Experience

CEO

Self-employed

January 2014 – Present (9 months)

SCAM

REAL ESTATE

April 2011 – Present (3 years 6 months)

SCAMBAG

SCAM

March 2010 – Present (4 years 7 months) | nyc

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EXHIBIT AJ

9/3/2014

United Realty Trust employee review - 'Bad boss'

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United Realty Trust Employee Review

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United Realty Trust - "Bad boss"

Unfed Realty Partners is run by a fellow named Jacob Frydman who is guaranteed to fire you or push you out within 9 months. Jacob Frydman will never let you do the job you know how to do as he always knows better. There maybe some fraud going on there as well.

When I was employed at United Realty Partners and Cabot Lodge Securities (a Broker Dealer owned by Jacob Frydman and his partners) It was nice when Jacob did not show up or was travelling. Those days everyone at our offices was relaxed and also was able to get work done. As soon as Jacob Frydman came in the entire situation went bad. He tried to control everything. Thinking he was the best thing since sliced bread. Also he gets drunk and talks crap to the girls, which is possible sexual harassment.

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EXHIBIT AK

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United Realty Trust - "Feel under pressure waiting for FBI to raid the company"

Everything is a secret amongst the CEO Jacob Frydman and his couple of just graduated law school son in law and other kid. All they are busy with (by seeing what they mistakenly leave on the printer and copy machine) are defending lawsuits for fraud. It's kind of interesting that the Fraud on Wall Street still goes on and nothing is done about it. United Realty Trust has E&Y and a large law firm that represents them. Did anyone do their homework on Jacob Frydman.

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United Realty Trust employee review - "Under Investigation for Fraud by FINRA and SEC"

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United Realty Trust Employee Review

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United Realty Trust - "Under Investigation for Fraud by FINRA and SEC"

The company is run by a man who has been sued for fraud over 20 times by 20 different parties all in the past 10 years. Jacob Frydman seems to only know how to get by by stealing from others.

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United Realty Trust - "A public company with bad CEO that is likely a target of investigations with the government and the SEC"

If the CEO jacob frydman would leave it would be wonderful place to work.

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Would You Invest with a fraudster?

Google:

Jacob Frydman Fraud

And save yourself from this
lowlife.

BTW, He is the CEO of United Realty Trust